

This Instrument was Prepared by:

Send Tax Notice To: M & R Properties

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

8085 Hwy 26
Columbiana AL 35051

File No.: MV-17-23766

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

20170426000142860 1/3 \$120.00
Shelby Cnty Judge of Probate, AL
04/26/2017 10:21:26 AM FILED/CERT

That in consideration of the sum of **Ninety Eight Thousand Six Hundred Dollars and No Cents (\$98,600.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **James Michael Cates**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **M & R Properties**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2017 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of April, 2017.

James Michael Cates

Shelby County, AL 04/26/2017
State of Alabama
Deed Tax: \$99.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that James Michael Cates, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of April, 2017.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

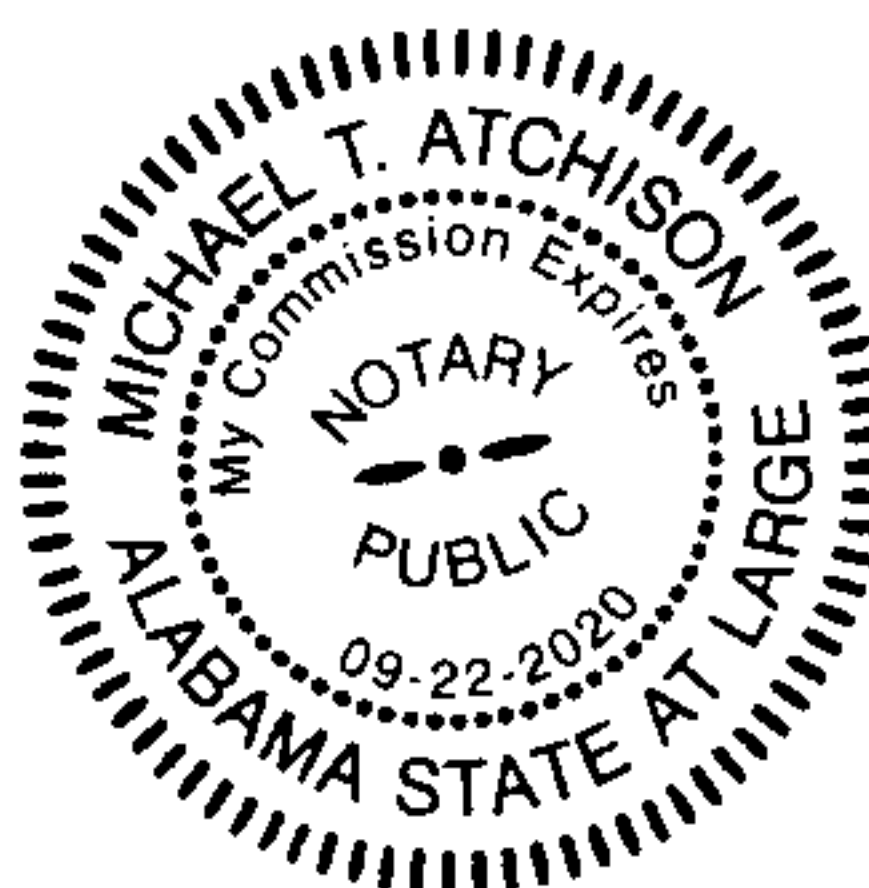


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 21 South, Range 1 East; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 312.29 feet to the point of beginning; thence turn an angle of 43 degrees 30 minutes 23 seconds to the right and run a distance of 87.15 feet; thence turn an angle of 46 degrees 29 minutes 35 seconds to the left and run a distance of 227.00 feet; thence turn an angle of 65 degrees 31 minutes 36 seconds to the right and run a distance of 194.67 feet; thence turn an angle of 111 degrees 13 minutes 24 seconds to the right and run a distance of 209.17 feet; thence turn an angle of 66 degrees 29 minutes 37 seconds to the left and run a distance of 50.74 feet to a point on the Northwest margin of a 60.00-foot road easement; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 56.95 feet to the point of beginning.

Situated in the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 18, Township 21 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	James Michael Cates	Grantee's Name	M & R Properties
Mailing Address	<u>75 Summit Lane</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>8085 Hwy 26</u> <u>Columbiana, AL 35051</u>
Property Address	533 Washboard Road Columbiana, AL 35051	Date of Sale	April 24, 2017
		Total Purchase Price	\$98,600.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 21, 2017

Unattested

(verified by)

Print James Michael Cates

Sign

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1